



GRASSROOTS
REALTY GROUP

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219, 54 Bell
Red Deer, Alberta

MLS # A2234783



\$139,000

Division:	Bower		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	667 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Alley Access, Assigned, Guest, Off Street, Parking Lot, Pa		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: NA

IF WALLS COULD TALK, this one bedroom condo would probably say: "Finally, someone cool enough to appreciate me." Located in the well-kept BELL MANOR COMPLEX in Red Deer's southeast, this end unit CHECKS ALL THE practical BOXES, with a few bonuses that make it stand out from the crowd. TIRED OF ELEVATORS and hallway noise? You'll love your own PRIVATE ENTRANCE and the quiet top corner location. Recently updated with newer windows, shingles, and easy care flooring, this unit keeps things SIMPLE and STYLISH. The EAT-IN KITCHEN has room for a REAL TABLE (and actual cooking), and the LIVING ROOM OPENS ONTO a shaded, north-facing BALCONY. Perfect for staying cool while pretending to read that novel you bought three summers ago. NEED STORAGE? You've got a PRIVATE 4' x 8' outdoor storage ROOM, big enough for your gear, gadgets, and mystery bins. Also included: INSUITE LAUNDRY, FIVE APPLIANCES, and an assigned PARKING pad (#219) just STEPS FROM YOUR DOOR! WALKABLE TO Bower Mall, grocery stores, restaurants, banks, and just about ANYTHING else YOU could NEED. There's even a COMMUNITY HALL AVAILABLE to book for gatherings, birthdays, or a very small wedding if you're feeling spontaneous. Condo fees are \$337.77/month and include water, sewer, garbage, exterior insurance, and management. 2025 property taxes are \$1,073.00. A SMART, easy ALTERNATIVE to renting, WITH a bit of PERSONALITY built in.